

Yuba County Economic Forecast

Yuba County, together with neighboring Sutter County, constitute the Yuba City Metropolitan Statistical Area.

In January 2003, Yuba County's population stood at 62,800, an increase of 1.6 percent over the 2002 population estimate. The largest city within the county, Marysville, is also the county seat and one of California's historic cities dating back to the Gold Rush era. Commercial, agricultural, recreational, educational and industrial activities for the Yuba- Sutter area are centered in Marysville and at present, 20 percent of all county residents reside there. The population in Yuba County is projected to reach nearly 72,000 by the year 2010, an increase of 15 percent.

Traditionally, agricultural counties like Yuba have higher unemployment rates due in part to the seasonal variations in employment. The 2002 annual average unemployment rate was 13.2 percent. The state's rate for the 2002 was 6.6 percent. However, Yuba County's unemployment rate declined four of the last five years.

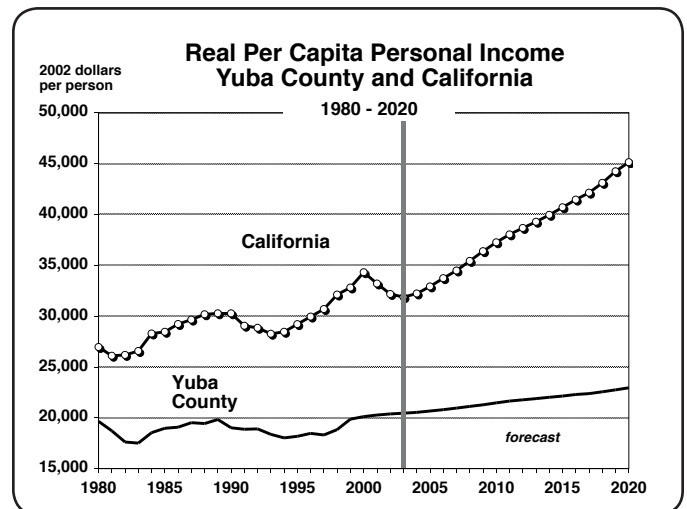
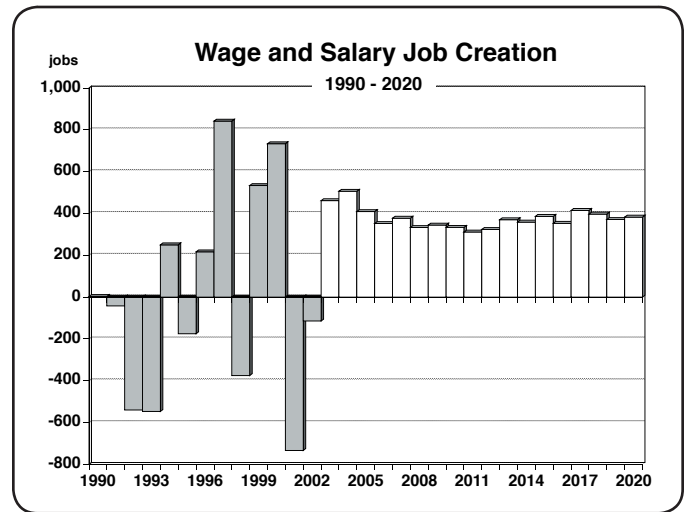
Government, the largest industry in Yuba County, accounts for over 40 percent of total employment, with most of the current jobs in local government. Beale Air Force Base, which covers nearly 23,000 acres in the county, accounts for a majority of the civilian federal government employment. The government sector is expected to add more than 700 jobs over the next 5 years.

Services, another significant industry, accounts for 19 percent of total employment. Within services, 38 percent of the jobs are in health services. Current industry projections indicate services will add more than 600 jobs between 2003 and 2008, an increase of 19 percent.

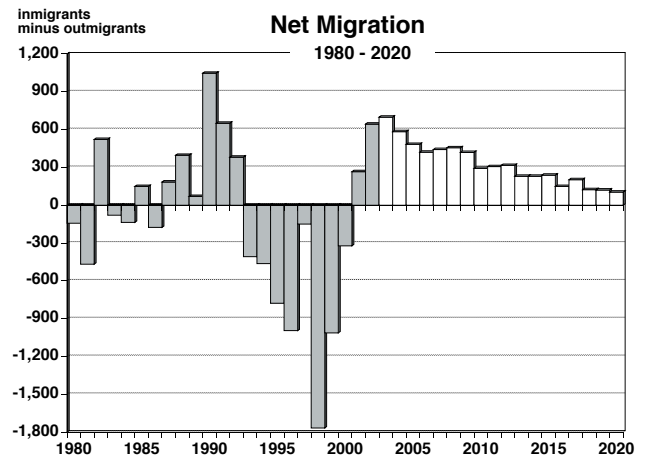
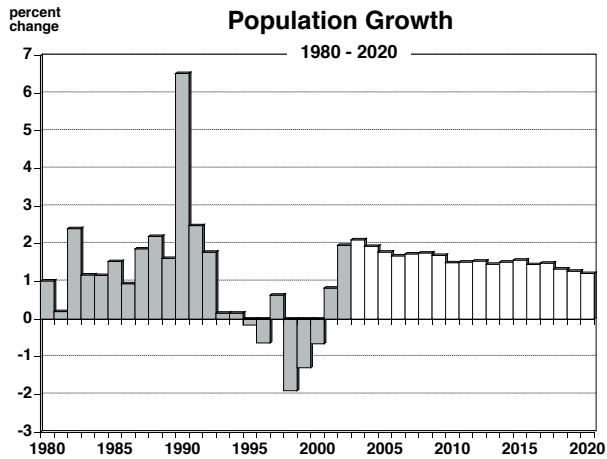
Much of the land in Yuba County is devoted to agriculture, which accounts for 7.7 percent of all employment. A variety of crops are produced including rice, peaches, walnuts, and prunes. Cattle is also a leading commodity. Retail trade accounts for another 15 percent of the county's employment, with a majority of the jobs in restaurants and food stores. Retail trade is projected to add 540 jobs during the next 5 years.

Forecast Highlights

- Non-farm job growth rises 2.1 percent per year over the next 5 years. The principal sector of growth occurs in services, averaging 3.2 percent per year. The government sector is forecast to create jobs at an average annual rate of 1.5 percent between 2003 and 2008.



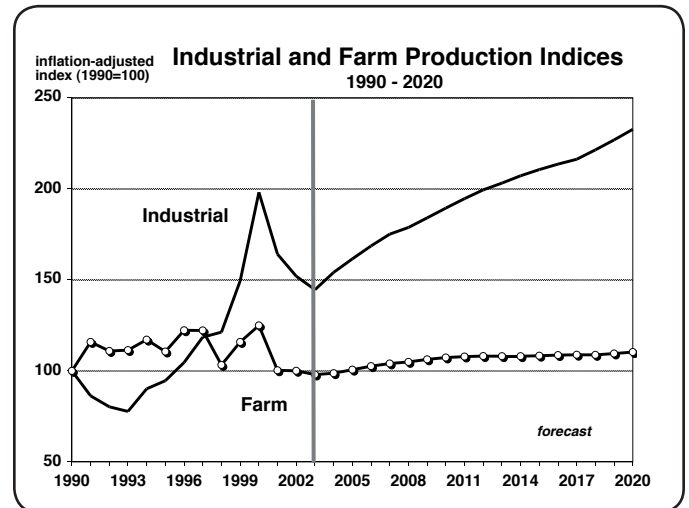
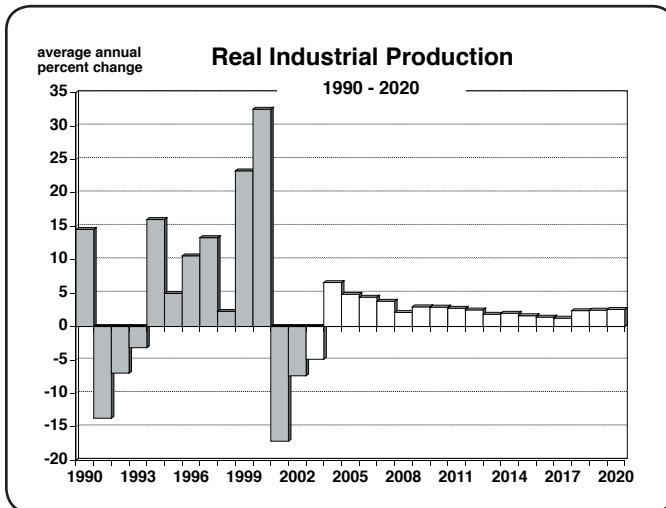
- Inflation-adjusted per-capita income increases 0.7 percent per year between 2003 and 2008. Total real personal income rises an average of 2.4 percent per year over the next 5 years.
- On the strength of greater fertility and positive net immigration forecast over the next 5 years, the growth in population increases to 1.8 percent per year.
- There is a slowdown in registered vehicles in Yuba County, due in part to the changing composition of the population. The number of vehicles grows an average of 1.4 percent per year, versus 3.8 percent per year during the 1997 to 2002 period.



Yuba County Economic Forecast

1995-2002 History, 2003-2020 Forecast

	July Population (people)	Net Migration (people)	Registered Vehicles (number)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (millions)
1995	63,100	-778	50,930	21.2	120	\$221.6	\$0.9	\$18,181	\$120.8	\$368.0
1996	62,700	-995	51,016	21.2	118	\$224.9	\$0.9	\$18,472	\$136.6	\$407.0
1997	63,100	-150	47,265	21.2	139	\$227.2	\$1.0	\$18,309	\$141.3	\$461.1
1998	61,900	-1,767	49,359	21.4	153	\$221.2	\$1.0	\$18,840	\$123.1	\$471.6
1999	61,100	-1,013	50,764	21.6	221	\$244.5	\$1.1	\$19,861	\$144.0	\$581.5
2000	60,700	-322	52,860	20.5	84	\$268.9	\$1.1	\$20,118	\$162.3	\$770.5
2001	61,200	266	55,196	20.7	210	\$254.0	\$1.2	\$20,274	\$137.3	\$638.3
2002	62,400	643	56,947	20.8	376	\$253.1	\$1.3	\$20,380	\$139.1	\$591.3
2003	63,715	698	58,846	21.1	263	\$263.2	\$1.3	\$20,457	\$139.7	\$562.4
2004	64,947	583	60,074	21.4	262	\$275.4	\$1.4	\$20,532	\$144.6	\$599.4
2005	66,103	483	60,994	21.6	267	\$295.3	\$1.5	\$20,666	\$151.6	\$628.4
2006	67,214	420	61,799	21.9	265	\$314.6	\$1.6	\$20,798	\$158.8	\$656.0
2007	68,378	441	62,513	22.2	279	\$332.4	\$1.6	\$20,960	\$165.2	\$681.0
2008	69,580	456	63,177	22.5	283	\$350.9	\$1.7	\$21,125	\$171.0	\$695.3
2009	70,758	418	63,824	22.8	290	\$366.5	\$1.8	\$21,280	\$177.8	\$715.8
2010	71,818	292	64,445	23.1	277	\$380.8	\$1.9	\$21,474	\$184.4	\$736.7
2011	72,907	306	65,065	23.3	275	\$399.3	\$2.0	\$21,650	\$190.7	\$757.0
2012	74,031	316	65,658	23.6	271	\$416.7	\$2.1	\$21,767	\$196.6	\$775.8
2013	75,111	230	66,225	23.9	268	\$433.1	\$2.2	\$21,888	\$202.2	\$790.2
2014	76,249	230	66,798	24.2	269	\$449.7	\$2.3	\$22,018	\$207.9	\$805.9
2015	77,445	238	67,402	24.4	267	\$467.4	\$2.4	\$22,143	\$214.1	\$819.0
2016	78,568	149	68,023	24.7	253	\$487.2	\$2.6	\$22,290	\$220.8	\$830.7
2017	79,735	203	68,645	25.0	255	\$506.4	\$2.7	\$22,383	\$227.7	\$841.2
2018	80,796	123	69,309	25.2	248	\$528.8	\$2.8	\$22,559	\$234.0	\$861.1
2019	81,826	120	69,985	25.5	244	\$551.1	\$3.0	\$22,754	\$242.1	\$882.3
2020	82,817	104	70,645	25.7	241	\$571.6	\$3.1	\$22,948	\$250.2	\$905.0



Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation, Utilities	Wholesale, Retail Trade	Finance, Real Estate	Services	Government
-----employment (jobs)-----								
16,383	2,050	650	1,142	750	2,858	583	2,850	5,500
16,600	2,392	667	1,242	717	2,708	558	3,000	5,317
17,442	2,792	758	1,350	667	2,608	542	3,175	5,550
17,067	1,900	817	1,375	742	2,417	500	3,183	6,133
17,600	2,100	808	1,400	750	2,417	467	3,158	6,500
18,333	2,000	1,083	1,517	792	2,533	342	3,392	6,675
17,600	1,500	892	1,308	725	2,542	275	3,367	6,992
17,486	1,358	799	1,231	713	2,610	260	3,265	7,249
17,947	1,564	710	1,264	698	2,720	268	3,318	7,404
18,453	1,599	761	1,311	705	2,830	269	3,454	7,524
18,862	1,627	781	1,336	717	2,910	267	3,578	7,647
19,214	1,650	798	1,354	734	2,970	265	3,681	7,763
19,592	1,670	804	1,367	744	3,080	268	3,785	7,873
19,925	1,686	813	1,378	752	3,150	274	3,886	7,986
20,269	1,701	821	1,383	754	3,240	278	3,990	8,102
20,602	1,713	826	1,385	752	3,330	284	4,096	8,216
20,914	1,724	830	1,385	751	3,390	292	4,202	8,339
21,237	1,733	834	1,387	750	3,450	300	4,298	8,485
21,607	1,740	837	1,390	743	3,550	308	4,385	8,654
21,966	1,746	843	1,393	735	3,630	315	4,465	8,839
22,352	1,750	849	1,395	741	3,710	321	4,548	9,038
22,705	1,754	853	1,394	751	3,750	328	4,632	9,242
23,120	1,758	860	1,392	755	3,860	334	4,721	9,440
23,517	1,760	868	1,391	761	3,940	339	4,816	9,642
23,888	1,763	877	1,387	769	4,000	345	4,909	9,839
24,271	1,766	880	1,385	776	4,080	350	5,000	10,034

